



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
MARCH 9, 2021
8:30 A.M.**

Staff Present:

Christine Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Gabriel Colon, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Malaika Murray, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Lois Turowski, Code Compliance Officer
Reginald White, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19062057: Edmund Waterman
CE19082277: Jerwayne Fisher
CE20070556: Santiago Bedoya
CE19111317; CE20120988: Juliana Hernandez
CE20040545: Andras Vlaics
CE20101188: Michael Daniel; Maria Machado
CE19051840: Nick Economu
CE21010662: Nadie Bayoone
CE20070871: Lily Castaneda
CE21010346: Javier Tellez
CE21010399: Neel Amin; Brad Burke
CE20080983: Matt Walters
CE20120903: Cristal Kelly
CE20110645: Jackie Williams

CE20110396: Dominique Laporte; Linda Davis
CE17121300; CE18070838: Beth Brooks
SE20070173: Marlies Peres
CE20120291: Oswaldo Silva
SE20060198: Emanuel Efroni
CE20050819: Greg Bramon
CE20050544: Megan Feely
CE20120723: Ana Knezevich
FC19120011: Monica Puerta
SE20080119: Eric Castillo
CE20071351: Mary Untch
CE19110568: Edward Esquivel
CE19120669: Sherry Rucker

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:35 A.M.

Case: CE20101188

Special Magistrate Hearing

March 9, 2021

Page 2

910 N VICTORIA PARK RD
53 VICTORIA PARK LLC

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

COMPLIED

47-19.4.D.8.

COMPLIED

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Maria Machado said rain had been delaying compliance. If the weather stayed nice, she felt they could comply within 10 days.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE20071351

CITATION

1807 NE 18 ST
SRP SUB LLC

This case was first cited on 9/15/20 to comply by 9/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,250 and the City was requesting the full fine be imposed. The appeal deadline was 10/1/20 and no appeal had been received.

Paulette DelGrosso, Code Compliance Officer, said in addition to the fines, there was \$911 in administrative costs.

Mary Untch said there had been a tenant in the property and it had taken time to evict them. They had been locked out on December 9 and her team had begun cleanup. They were in the process of selling the property.

Officer DelGrosso said the neighbors had been "outraged" by the condition of the property. Ms. Untch said they had not been able to remove the tenant's belongings from the property until she was evicted. Ms. Flynn said since Ms. Untch had not timely filed an appeal, she had no discretion regarding the fines and costs.

Ms. Flynn imposed the \$14,250 fine, plus \$911 administrative fees.

Case: CE20120723

5701 NE 22 WAY
KNEZEVICH, DAVID

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO THE REAR YARD PORTION OF THE FENCE.

Officer Murray presented the case file into evidence and recommended ordering compliance within 60 days or a fine of

Special Magistrate Hearing

March 9, 2021

Page 3

\$50 per day.

Ana Knezevich agreed to comply within 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: SE20060198

Nuisance Abatement - Appeal

3636 SW 14 ST 1-2

EFRONI INVESTMENTS LLC

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 6/30/20 and the trash remained on 7/2/20. The City had subsequently removed the trash on 7/3/20.

Emanuel Efroni said the trash did not belong to them and he had received no email regarding the violation. He added that the trash was not on his property but officer Acquavella reiterated that it was.

Ms. Flynn denied the appeal.

Case: SE20070173

Nuisance Abatement - Appeal

3229 SW 15 AVE

PEREZ, MARLIES H/E BUGALLO, ARMANDO

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 7/29/20 and the trash remained on 8/3/20. The City had subsequently removed the trash on 8/4/20.

Marlies Peres said there was a hurricane warning and the City had informed her that they would pick up bulk trash prior to the date the hurricane was anticipated. After she was cited, someone from the City told her to send documentation regarding the citation and the hurricane warning, which she had done. Officer Acquavella was unaware of extra shifts to pick up debris prior to a hurricane.

Ms. Flynn denied the appeal.

Case: SE20080119

Nuisance Abatement - Appeal

1800 SW 20 ST

CASTILLO INVESTMENTS SOUTH LLC

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 8/25/20 and the trash remained on 8/27/20. The City had subsequently removed the trash on 8/28/20.

Eric Castillo said this was a rental property and he had not been sent a letter about the violation. Ms. Flynn stated the law allowed the City to provide notice via posting the property only. Mr. Castillo asked officer Acquavella to make him aware of future violations.

Ms. Flynn denied the appeal.

Case: CE20110396

Special Magistrate Hearing

March 9, 2021

Page 4

2451 NW 16 ST
DAVIS, HAROLD CARR EST

Service was via posting at the property on 2/10/21 and at City Hall on 2/23/21.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ-39-133(e)(1)

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-278(e)

THERE ARE TWO LARGE WINDOWS THAT ARE BOARDED UP ON THE PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Dominique Laporte requested 60 days because this was an estate and the family members lived in other states.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE20110645

2321 NW 15 CT
WILLIAMS, LILLIE B EST

Service was via posting at the property on 2/21/21 and at City Hall on 2/23/21.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION CITED UNDER CASE #CE19120008. THIS CASE WAS PRESENTED ON 3/5/2020 SPECIAL MAGISTRATE HEARING.

18-1.

COMPLIED

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THERE ARE LARGE POTHOLES THAT NEED TO BE RESURFACED. THIS IS A REPEAT VIOLATION CITED UNDER CASE #CE19120008. THIS CASE WAS PRESENTED ON 3/5/2020 SPECIAL MAGISTRATE HEARING.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jackie Williams said he had planted grass but people parked on it and killed it.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21010346

1117 NW 7 TER
TELLEZ, ANA ELBA; TELLEZ, JAVIER

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

Special Magistrate Hearing

March 9, 2021

Page 5

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Javier Tellez asked what needed to be done and Officer Turowski explained.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE21010399

1345 NE 4 AVE

AMIN PAIN RELIEF NAUTICAL LLC

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)
COMPLIED

9-306

THERE IS PEELING, STAINED AND MISSING PAINT AROUND THE PERIMETER OF THE PROPERTY.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Neel Amin said they were building a storefront and permit applications were in now. Officer Turowski agreed to 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19082277

250 SW 27 TER

FISHER, JERWAINE

This case was first heard on 12/5/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fine.

Jerwaine Fisher said he had not realized that fines were running. Officer Quintero stated these were simple violations to comply.

Ms. Flynn imposed the \$1,050 fine.

Case: CE17121300

Request For Extension

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,700.

Beth Brooks said she was working with Rebuilding Florida and the plans were already in with the City for permit approval.

Wilson Quintero, Senior Code Compliance Officer, said he did not see the permit applications in the City's system.

Special Magistrate Hearing

March 9, 2021

Page 6

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18070838

Request For Extension

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,900.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: FC-19120011

Request For Extension

5809 N ANDREWS WAY

ELIZABETH/MORRIS AVENUE CENTER ASSOCIATES LP

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting no fines be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, recommended waiving the fines.

Monica Puerta greed to the fine abatement.

Ms. Flynn imposed no fine.

Case: CE19051840

939 NW 8 AVE

GUSTAVE ACQUISITIONS CORP

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.H.

THERE ARE MULTIPLE POTHOLES IN THE FRONT PARKING LOT. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND OR RESTRIPIPING ACCORDING TO PERMITTED PLANS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-1.

THERE ARE WOODEN CRATES, TRASH BINS, CARDBOARD BOXES AND OTHER RUBBISH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH, RUBBISH, DEBRIS AND LITTER ON THE PROPERTY/RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND OR BARE AREAS OF LAWN COVER.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Nick Economu requested 90 days. He stated they had a problem with vandals on the property.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE-19111317

627 NW 9 AVE

7TH AVENUE PROPERTIES LLC

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THE PROPERTY AND SWALE AREA. THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO PLASTIC POOL HOSES, PLASTIC AND ALUMINUM SIDING, POOL CHEMICAL GALLON CONTAINERS, DAMAGED BICYCLES, ETC.

9-306

COMPLIED

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(b)

COMPLIED

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS DAMAGED, IN DISREPAIR AND IS NOT BEING MAINTAINED.

9-313(a)

COMPLIED

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Juliana Hernandez said they had not been aware of the violations when they purchased the property. Since taking over the property, they had informed the tenant they should maintain the exterior. She said she had sent photos of the fence progress to Officer Malakius.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE20120988

Special Magistrate Hearing

March 9, 2021

Page 8

1536 NW 6 ST
1551 SISTRUNK LLC

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA HAS ROTTEN SECTIONS AND THE EXTERIOR WALLS ARE DISCOLORED WITH DARK MILDEW STAINS AND OR MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED SUCH AS THE INTERIOR CEILING OF UNIT #2 WHICH IS LEAKING AND IS NOT WATERTIGHT. THERE IS PLYWOOD COVERING THE WINDOWS AT THE FRONT AND WESTERN SIDES OF THE BUILDING.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES, AND THE TOP CONCRETE COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Juliana Hernandez agreed to comply within 63 days. She said they had taken over the property in December and were working on evicting tenants who were not paying rent. She had set officer Malakius photos showing progress at the property.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE-19120669

2208 NW 8 ST
RUCKER, CHARLES H EST

Service was via posting at the property on 2/21/21 and at City Hall on 2/23/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-34.1.A.1.

WITHDRAWN

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-12(a)

Special Magistrate Hearing

March 9, 2021

Page 9

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Sherry Rucker requested more than 21 days. She said removing the trees had been expensive. She requested at least 63 days. Officer Garcia did not object.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE20080983

1520 NW 5 ST

SAINT JOHN UNITED METHODIST CHURCH INC

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-19.5.E.7.

THE CHAIN LINK FENCE IS IN DISREPAIR WITH SECTIONS THAT ARE BENT, SECTIONS OF RUSTED POSTS, AND METAL OBJECTS USED IN LIEU OF REGULAR FENCE POSTS. THE CHAIN LINK FENCE IS MISSING THE TOP BAR.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Matt Walters said the church was having financial difficulties; events they held to raise funds had been cancelled in the past year. He requested 63 days for a progress report. Officer Malakius suggested removing the fence to comply that violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days and ordered the respondent to attend the 5/11/20 hearing for a progress report.

Case: CE20040545

833 NW 10 TER

SUNMAX PROPERTIES LLC

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE SUCH AS BICYCLES/BUCKETS AND OTHER ITEMS SCATTERED ABOUT THE SOUTHERN SIDES OF THIS RMM-25 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFIT AREAS HAVE ROTTEN SECTIONS THAT ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS SUCH AS THE FRONT WINDOW WITH A BROKEN GLASS, AND AN AIRCONDITIONING UNIT WITH ROTTEN AND OR MISSING SECTIONS WHICH ARE DETERIORATED AND NOT MAINTAINED.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND ASPHALT MISSING IN SOME AREAS. WHEEL STOPS ARE MISSING, LOOSE, OR BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Andras Vlaics agreed to comply within 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE20070556

333 NE 6 ST

SOLIDSOCER LLC

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED AS A PARKING AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Santiago Bedoya agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Case: CE20120291

Special Magistrate Hearing

March 9, 2021

Page 11

3481 SW 15 CT
SILVA, OSWALDO OSCAR

Service was via posting at the property on 2/14/21 and at City Hall on 2/23/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

COMPLIED

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

Oswaldo Silva said he had submitted a permit application to address the parking area violation by installing gravel. Officer Garcia agreed to allow additional time to address the parking area issue, but said the overgrowth must be addressed immediately.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(a) within 14 days and with 9-304(b) within 35 days or a fine of \$100 per day, per violation.

Case: CE20050819

Request For Extension

3665 SW 16 ST
HANSON, HEATHER

This case was first heard on 1/12/21 to comply by 2/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting a reduction of fines to \$672.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$672 to cover administrative costs.

Greg Bramon agreed to the fine reduction.

Ms. Flynn reduced the fine to \$672.

Case: CE-19110568

2160 SW 16 CT
ESQUIVEL, TAMARA SUE

This case was first heard on 2/6/20 to comply by 4/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting no fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended no fines be imposed.

Edward Esquivel agreed.

Ms. Flynn imposed no fine.

Case: CE19062057

Special Magistrate Hearing

March 9, 2021

Page 12

15 SE 25 ST
FEDERAL 627 N LLC

This case was first heard on 9/5/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,100 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$921.

Edmund Waterman said when he purchased the property in 2019, the contract included the provision that closing would only take place if there were no violations and the City confirmed on 4/15/19 that there were no violations. On 7/2/19, he had received a violation notice, followed by three others. This was the last of those cases to come into compliance. Mr. Waterman said the tenant had been maintaining the property but he had abandoned it and Mr. Waterman had addressed the violations himself. He requested the fines be reduced to administrative fees.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE20050544

3670 SW 23 CT
RIVERLAND ROAD LLC

This case was first heard on 12/9/20 to comply by 1/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

Megan Feely said she had been working with someone in the Agricultural Zoning Department and they were working on getting certification for a group home. She said her child had required brain surgery six week ago and she had stopped working on compliance to concentrate on her child. Now she intended to vacate the home and cease the certification. She stated the remaining two tenants would be gone in two weeks.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/13/21 hearing.

Case: CE21010662

1037 NW 8 AVE
BAYONNE, NADIE

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THERE ARE HOLES AND OPENINGS IN THE INTERIOR THAT GO TO THE EXTERIOR
OF THE BUILDING, ALLOWING VERMIN INTO THE HOUSE.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED
IN PROPER WORKING ORDER. THE TOILET AT THIS PROPERTY IS NOT SECURED TO
THE FLOOR.

9-276(c)(3)

THERE ARE RODENTS, VERMIN AND OR OTHER PESTS AT THIS LOCATION.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Nadie Bayoone said the exterior had been cleaned. He stated he needed to evict a tenant to gain access to the unit to clean it. Officer Turowski said there was trash and debris on the property again. Mr. Bayoone stated his attorney was working on the eviction. He said the tenant had told him that a repair person could only enter the unit at 4 pm and Mr., Bayoone said a repair person would not do this.

Ms. Hasan said Mr. Bayoone's attorney could petition the court or request an injunction against the tenant.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 21 days or a fine of \$25 per day, per violation.

Ms. Flynn took a brief recess.

Case: CE20071381

340 SAN MARCO DR
340 SAN MARCO LLC

Service was via posting at the property on 2/15/21 and at City Hall on 2/23/21.

Stephanie Bass, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

Sec. 24-11(b)

THERE IS CONSTRUCTION DEBRIS LOCATED ON THE PROPERTY.

Supervisor Bass presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE20120903

1716 NW 7 TER
KELLY, CRISTAL

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE20100197

Special Magistrate Hearing

March 9, 2021

Page 14

1400 NE 53 CT
OAK TREE AVANATH CORAL RIDGE
ISLES LLC % OAK TREE MGMNT LTD

Service was via posting at the property on 2/9/21 and at City Hall on 2/23/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

COMPLIED

47-19.D.8.

COMPLIED

47-20.20.H.

THE PARKING LOT ON THIS MULTIFAMILY OCCUPIED RESIDENTIAL DWELLING IS NOT MAINTAINED. THERE ARE CRACKS, POTHOLES, DIRT, AND BLACK STAINS ON THE PARKING SPACES.

Officer Murray presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE20110596

1441 N DIXIE HWY
FRIENDLY TABERNACLE CHURCH OF GOD IN CHRIST INC

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE BUILDING HAS BEEN STUCCOED BUT HAS NOT BEEN PAINTED.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE21010402

1424 NE 1 AVE
ROCHE, ELITAINE

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS UNDER THE FRONT PORCH ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT ARE STAINED AND HAVE MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

18-1.

THERE ARE CONSTRUCTION ITEMS ON THE FRONT PORCH OF THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO DRYWALL, WOOD AND VARIOUS SHELVES.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: FC20100008

1471 NW 20 ST

DH 1471 LLC

Service was via posting at the property on 2/17/21 and at City Hall on 2/23/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: FC20100014

1491 NW 22 ST

BOULIN, GERALD & EDITH CELESTIN

Service was via posting at the property on 2/17/21 and at City Hall on 2/23/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: NFPA 1: 13.6.1.2, FF

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE20040480

1500 NW 6 ST

AL-MADI, ALI

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.E.7.

COMPLIED

47-20.20.(H)

COMPLIED

47-21.11.A.

COMPLIED

18-12(a)

COMPLIED

9-306

COMPLIED

47-19.4.D.8.

COMPLIED

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-280(b)

THERE ARE BUILDING PARTS SUCH AS PLYWOOD HOLDING UP AN AC UNIT, ALSO PLYWOOD PLACED ON THE INTERIOR OF THE SECOND FLOOR WINDOW WHERE GLASS LOUVERS ARE MISSING.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE20120552

1700 NW 7 PL

B & B INVESTMENT SOLUTIONS LLC

Service was via posting at the property on 2/18/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE/MESH SCREENING IS IN DISREPAIR AND SECTIONS OF THE SCREEN MESH HAS BECOME DETACHED FROM THE CHAIN LINK FENCE OR HAS BEEN REMOVED ALL TOGETHER. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND OR RUSTED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE SECTIONS OF ROTTEN AREAS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE20091074

Special Magistrate Hearing

March 9, 2021

Page 17

843 NW 13 AVE 1-2

JO BENJO REAL ESTATE INVESTMENTS LLC

Service was via posting at the property on 2/16/21 and at City Hall on 2/23/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO EXTERIOR WINDOWS.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO AN ELECTRICAL BOX WHICH IS NOT COVERED AND IS DETERIORATED, EXTERIOR FIXTURES WHICH ARE MISSING AND OR BROKEN, AND INTERIOR SWITCHES AND ELECTRICAL OUTLETS WHICH ARE NOT UP TO CODE AND ARE MISSING/BROKEN.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE18110425

107 SW 6 ST

TARE HOLDINGS LLC

Vacate Order 1/14/2021 And Re-Hear

This was a request to vacate the order dated 1/14/21.

Ms. Flynn vacated the order dated 1/14/21.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE21010878

2600 NE 9 ST

OCON RE ACQUISITIONS LLC

CITATION

This case was first cited on 2/1/21 to comply by 2/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. The appeal deadline was 2/16/21 and no appeal had been received.

Ms. Flynn imposed the \$6,000 fine, which would continue to accrue until the property was in compliance.

Case: CE-20010885

Special Magistrate Hearing

March 9, 2021

Page 18

1621 SEABREEZE BLVD
BIZ, G ROBERT

This case was first heard on 9/23/20 to comply by 10/3/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,925 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,925 fine, which would continue to accrue until the property was in compliance.

Case: CE19020058

450 W EVANSTON CIR
SMITH, JAMES E EST

This was a request to vacate the order dated 2/9/21.

Ms. Flynn vacated the order dated 2/9/21.

Case: CE20090574

1041 SW 29 ST
KNIGHT, MARY W EST

This case was first heard on 11/19/20 to comply by 11/29/20 and 12/10/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$18,350 fine, which would continue to accrue until the property was in compliance.

Case: CE18071161

3204 DAVIE BLVD
SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

Case: CE18081968

3300 DAVIE BLVD
SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

Case: CE19020960

3200 DAVIE BLVD
SARRIA HOLDINGS II INC

This case was first heard on 8/13/20 to comply by 11/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

March 9, 2021

Page 19

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the property was in compliance.

Case: CE-19110936

1725 SW 14 CT

CULTRUN INC

This case was first heard on 9/23/20 to comply by 10/3/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$11,600 fine.

Ms. Flynn accepted into evidence page 28 of complied, closed, withdrawn and rescheduled cases.

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20070871

CE20110169

SE20100055

SE20110030

CE20080233

Special Magistrate Hearing

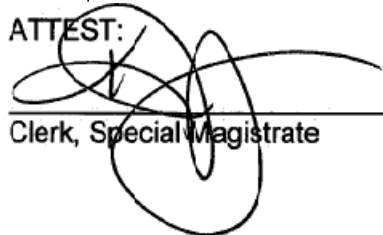
March 9, 2021

Page 20

There being no further business, the hearing was adjourned at 11:17 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate